Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address Including suburb and postcode	Lot 5913 - Compass Way, Mount Duneed, 3217

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price	$ 374,900	or range between		&

Median sale price

Median price	$ 354,900	Property type	Vacant Land	Suburb	Mount Duneed
Period - From	1/07/2024	to	30/09/2024	Source	Oliver Hume

Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 Lot 6814 - Mystic Street, Mount Duneed, 3217	$ 314,900	3/09/2024
2 Lot 6913 - Wanderlust Drive, Mount Duneed, 3217	$ 314,900	20/08/2024
3 Lot 523 - Divine Road, Charlemont, 3217	$ 314,000	8/09/2024

This Statement of Information was prepared on: 02 Dec 2024